



Council Agenda - Agenda Item 8.2 - Attachment 2
 58A Ernest Street Kings Meadows
 Plans to be Endorsed

Proposed Townhouses at 58a Ernest Street, Kingsmeadows, TAS. 7250

Leigh Adams
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 acc. # CC886J
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for Eclipse Property Group PL

Area Schedule (Gross Building)		
Name	Area	Area (Squares)
TH1 Lower	105.36 m ²	11.33
TH1 Lower Deck	44.62 m ²	4.80
TH1 Upper	102.00 m ²	10.97
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TH3 Garage	40.30 m ²	4.33
TH3 Lower	67.28 m ²	7.23
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TH3 Upper Deck	47.90 m ²	5.15
	657.88 m ²	70.74

Project Details	
Council	Launceston City Council
Zone	12.0 Low Density Residential
Planning Overlay	Scenic Management Area. CLASS -3. Western Hills...
Landslip Zone	nil
PID	1905389
Title Folio	3
Title Volume	53955
Climate Zone	7
Wind Speed	N3
SOIL CLASS	CLASS-A (AS2870 - 20011)
STAR RATING	-STARS
BAL Rating	BAL LOW
Other	-

Site areas	
Name	Area
	7543m ²

Drawing List	
Sheet Number	Sheet Name
1	Cover Page
2	Govt Infrastructure Details
3	Site Plan
4	Site/ Drainage Plan
5	TH 1 Lower Floor Plan
6	TH 1 upper floor plan
7	TH 2 Lower Floor Plan
8	TH 2 Upper Floor Plan
9	TH 3 Lower Floor Plan
10	TH 3 Upper Floor Plan
11	TH 1 S & E Elevations
12	TH 1 N & W Elevations
13	TH 2 East Elevation
14	TH 2 North Elevation
15	TH 2 S & W Elevation
16	TH3 Elevations
17	TH3 Garage Elevations
18	3D Views (townhouses 1 & 2)
19	3d images (townhouse 3)

- 20 Sun-Shade Diagrams (sheet 1)
- 21 Sun Shade Diagrams (sheet 2)
- 22 Sediment Control Notes

PLANNING APPROVAL (A3)		
No.	Date	Description
4	29.03.18	Planning Approval
3	22.03.18	Prelim DA Site
2	18.03.18	TH3 concept 3
1	13.03.18	overall site plan

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Scale :

Starting Date : 13.02.18

Plot Date : 29/03/2018
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Project No. 040218 | Drawing No. 1 / 22

NOTES:
-REFER TO LAST PAGES IN THE ARCHITECTURAL DRAWING SET FOR GENERAL NOTES.

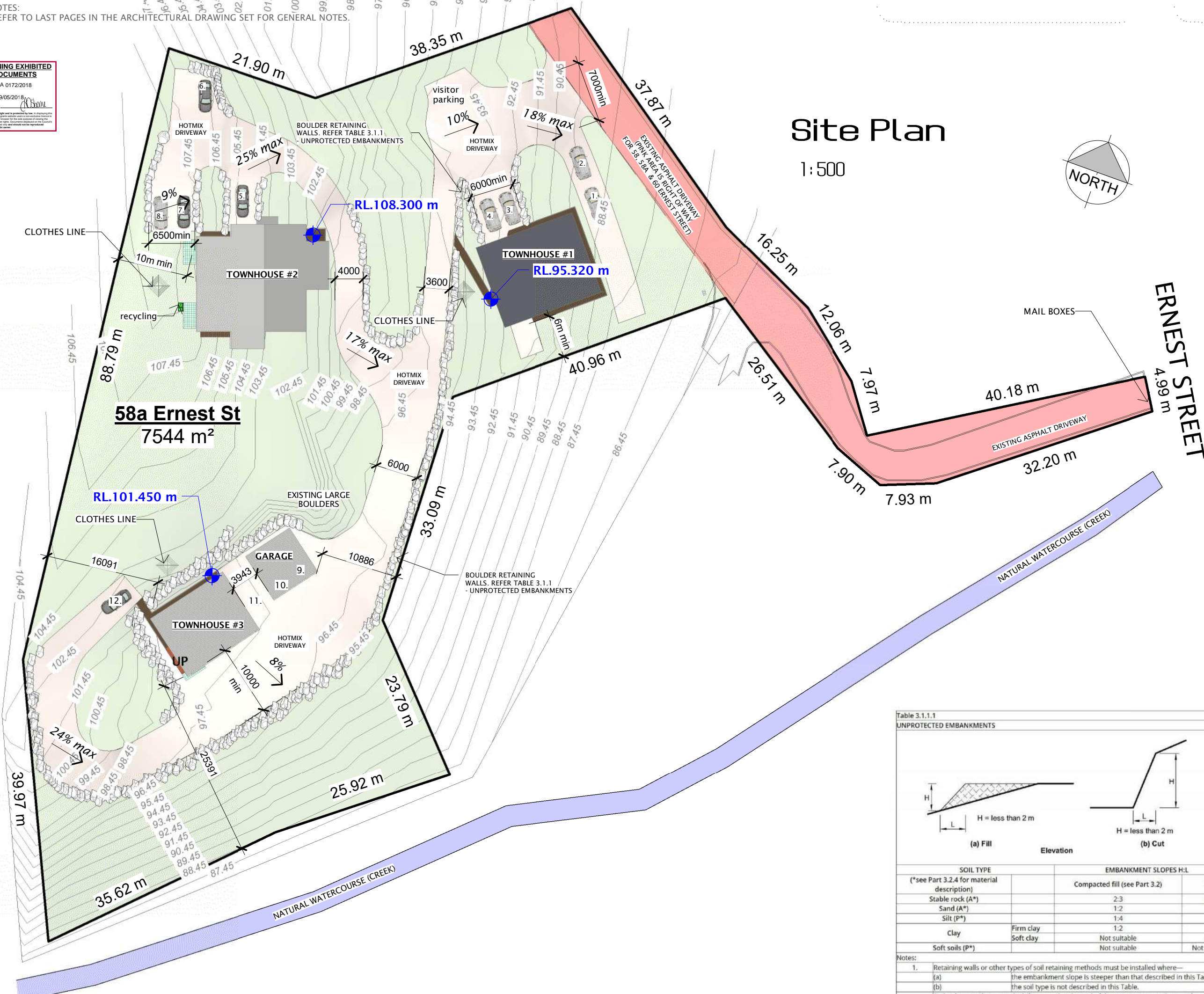
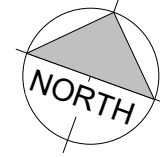
PLANNING EXHIBITED DOCUMENTS
Ref. No: DA 0172/2018
Date advertised: 09/05/2018
Planning Administrator: [Signature]



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Site Plan

1:500



PLANNING APPROVAL (A3)

No.	Date	Description
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Project :
Proposed Townhouse & Outbuilding at 58a Ernest Street, Kingsmeadows, TAS. 7250

Client :
Eclipse Property Group PL

Drawing Title :
Site Plan

Scale : 1 : 500

Starting Date : 13.02.18

Plot Date : 16/04/2018
1:13:26 PM

Project No. 040218
Drawing No. 3 / 22

Table 3.1.1.1 UNPROTECTED EMBANKMENTS

SOIL TYPE (*see Part 3.2.4 for material description)	EMBANKMENT SLOPES H:L	
	Compacted fill (see Part 3.2)	Cut
Stable rock (A*)	2:3	8:1
Sand (A*)	1:2	1:2
Silt (P*)	1:4	1:4
Clay	Firm clay	1:2
	Soft clay	Not suitable
Soft soils (P*)	Not suitable	Not suitable

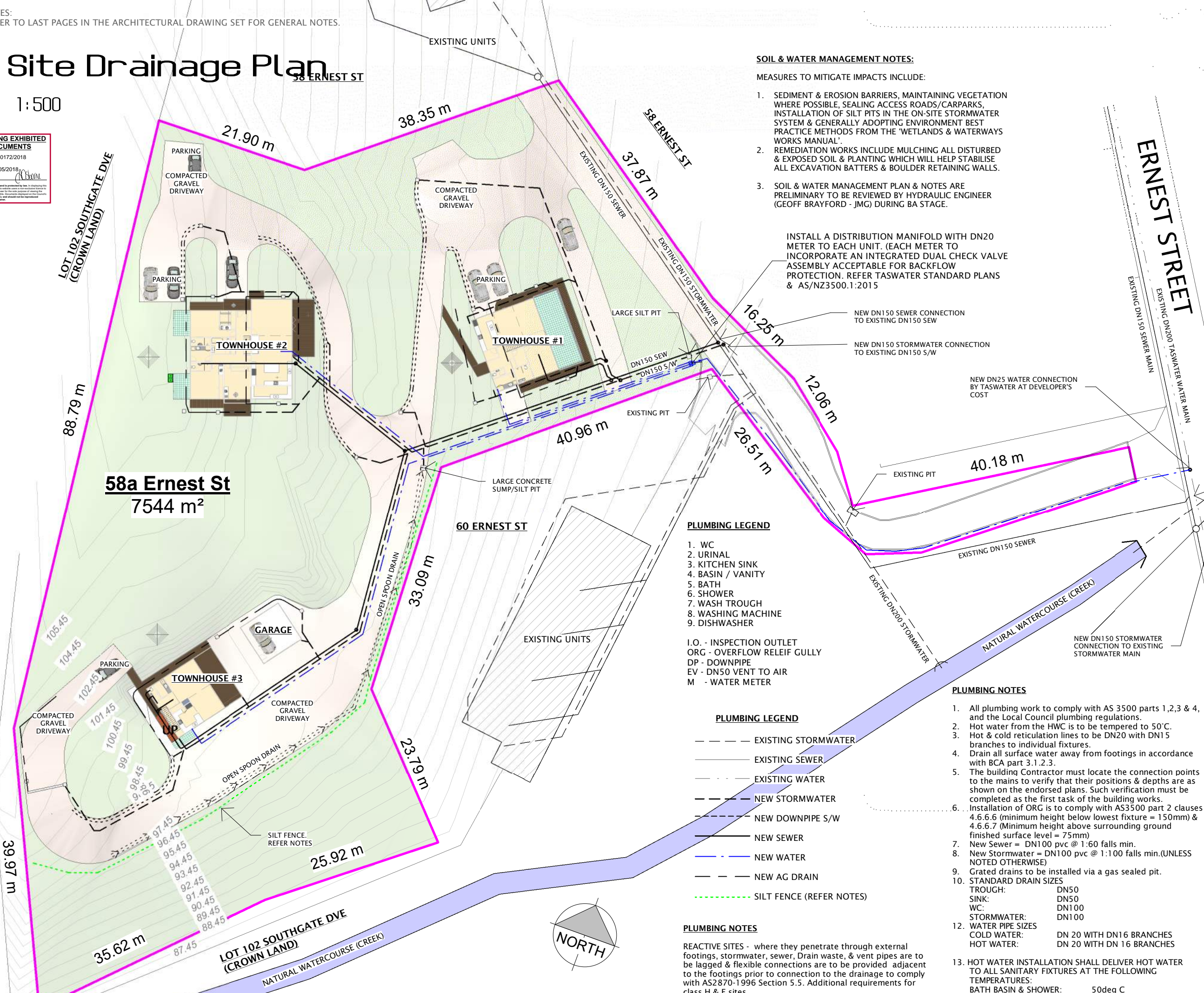
Notes:

- Retaining walls or other types of soil retaining methods must be installed where—
(a) the embankment slope is steeper than that described in this Table; or
(b) the soil type is not described in this Table.
- Embankments that are to be left exposed at the end of the construction works must be stabilised by vegetation or similar works to prevent soil erosion.

NOTES:
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Site Drainage Plan

1:500



- SOIL & WATER MANAGEMENT NOTES:**
MEASURES TO MITIGATE IMPACTS INCLUDE:
1. SEDIMENT & EROSION BARRIERS, MAINTAINING VEGETATION WHERE POSSIBLE, SEALING ACCESS ROADS/CARPARKS, INSTALLATION OF SILT PITS IN THE ON-SITE STORMWATER SYSTEM & GENERALLY ADOPTING ENVIRONMENT BEST PRACTICE METHODS FROM THE 'WETLANDS & WATERWAYS WORKS MANUAL'.
 2. REMEDIATION WORKS INCLUDE MULCHING ALL DISTURBED & EXPOSED SOIL & PLANTING WHICH WILL HELP STABILISE ALL EXCAVATION BATTERS & BOULDER RETAINING WALLS.
 3. SOIL & WATER MANAGEMENT PLAN & NOTES ARE PRELIMINARY TO BE REVIEWED BY HYDRAULIC ENGINEER (GEOFF BRAYFORD - JMG) DURING BA STAGE.

INSTALL A DISTRIBUTION MANIFOLD WITH DN20 METER TO EACH UNIT. (EACH METER TO INCORPORATE AN INTEGRATED DUAL CHECK VALVE ASSEMBLY ACCEPTABLE FOR BACKFLOW PROTECTION. REFER TASWATER STANDARD PLANS & AS/NZ3500.1:2015

PLUMBING LEGEND

1. WC
2. URINAL
3. KITCHEN SINK
4. BASIN / VANITY
5. BATH
6. SHOWER
7. WASH TROUGH
8. WASHING MACHINE
9. DISHWASHER

- I.O. - INSPECTION OUTLET
ORG - OVERFLOW RELEIF GULLY
DP - DOWNPIPE
EV - DN50 VENT TO AIR
M - WATER METER

PLUMBING LEGEND

- EXISTING STORMWATER
- EXISTING SEWER
- EXISTING WATER
- NEW STORMWATER
- NEW DOWNPIPE S/W
- NEW SEWER
- NEW WATER
- NEW AG DRAIN
- SILT FENCE (REFER NOTES)

PLUMBING NOTES

REACTIVE SITES - where they penetrate through external footings, stormwater, sewer, Drain waste, & vent pipes are to be lagged & flexible connections are to be provided adjacent to the footings prior to connection to the drainage to comply with AS2870-1996 Section 5.5. Additional requirements for class H & E sites.

PLUMBING NOTES

1. All plumbing work to comply with AS 3500 parts 1,2,3 & 4, and the Local Council plumbing regulations.
2. Hot water from the HWC is to be tempered to 50°C.
3. Hot & cold reticulation lines to be DN20 with DN15 branches to individual fixtures.
4. Drain all surface water away from footings in accordance with BCA part 3.1.2.3.
5. The building Contractor must locate the connection points to the mains to verify that their positions & depths are as shown on the endorsed plans. Such verification must be completed as the first task of the building works.
6. Installation of ORG is to comply with AS3500 part 2 clauses 4.6.6.6 (minimum height below lowest fixture = 150mm) & 4.6.6.7 (Minimum height above surrounding ground finished surface level = 75mm)
7. New Sewer = DN100 pvc @ 1:60 falls min.
8. New Stormwater = DN100 pvc @ 1:100 falls min.(UNLESS NOTED OTHERWISE)
9. Grated drains to be installed via a gas sealed pit.
10. STANDARD DRAIN SIZES
TROUGH: DN50
SINK: DN50
WC: DN100
DN100
STORMWATER: DN100
12. WATER PIPE SIZES
COLD WATER: DN 20 WITH DN16 BRANCHES
HOT WATER: DN 20 WITH DN 16 BRANCHES
13. HOT WATER INSTALLATION SHALL DELIVER HOT WATER TO ALL SANITARY FIXTURES AT THE FOLLOWING TEMPERATURES:
BATH BASIN & SHOWER: 50deg C
KITCHEN SINK & LAUNDRY: 60deg C



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Client :
Eclipse Property Group PL

Drawing Title :
Site/ Drainage Plan

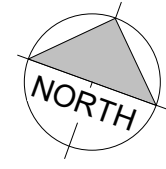
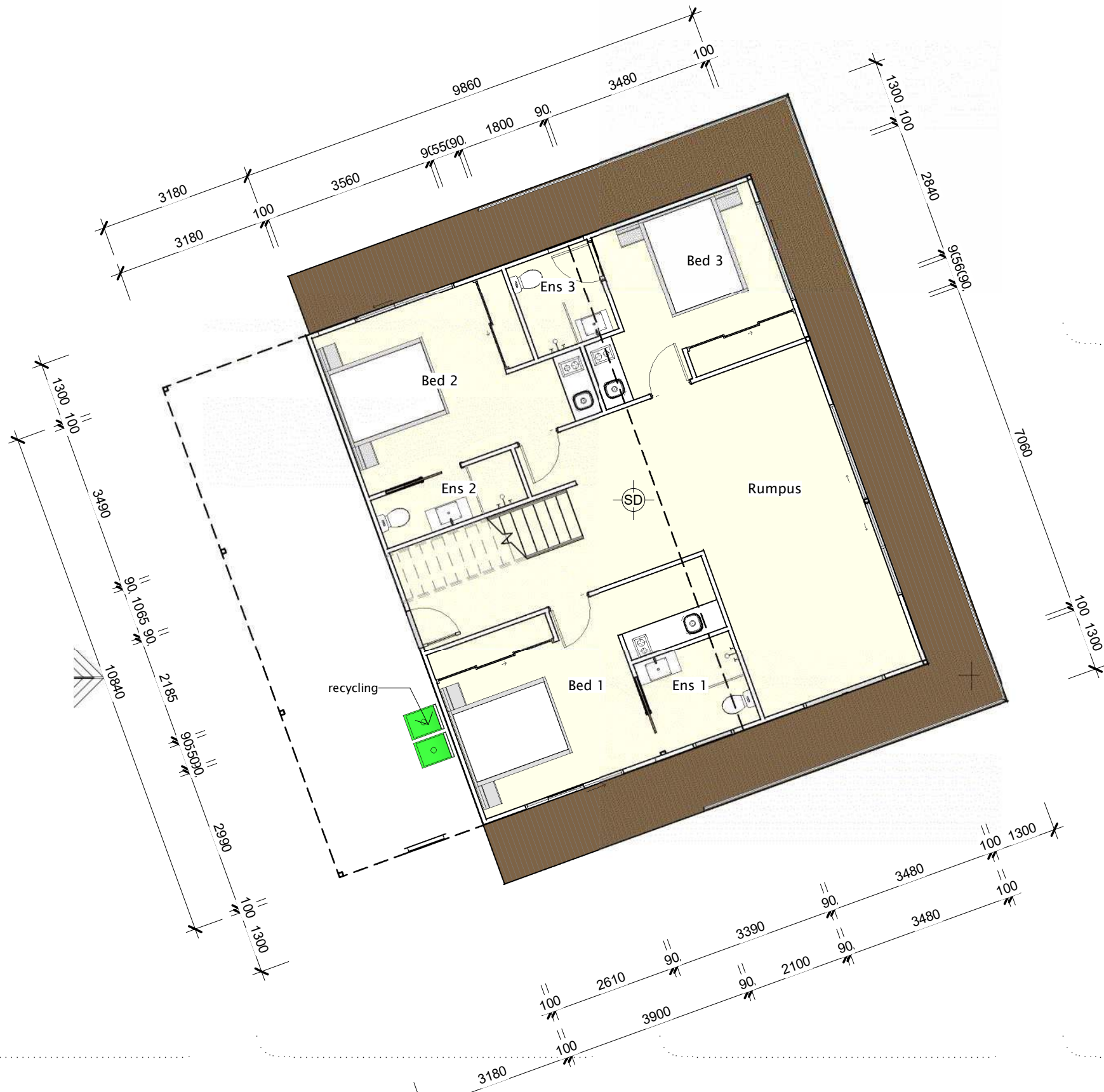
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Starting Date : 13.02.18

Plot Date : 2/05/2018
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Project No. 040218
Drawing No. 4 / 22

NOTES:
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TH1 Lower F.L

1:100

SD - HARDWIRED SMOKE DETECTORS IN ACCORDANCE WITH BCA PART 3.7.2 & AS 3786. (LINKED)

Area Schedule (Gross Building)		
Name	Area	Area (Squares)
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PLANNING APPROVAL A3

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Proposed Townhouses
at 58a Ernest Street,
Kingsmeadows,
TAS. 7250

Client :
Eclipse Property Group PL

Drawing Title :
TH 1 Lower Floor Plan

Scale : 1 : 100

Starting Date : 13.02.18

Plot Date : 29/03/2018
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Project No. 040218 | **Drawing No.** 5 / 22

NOTES:
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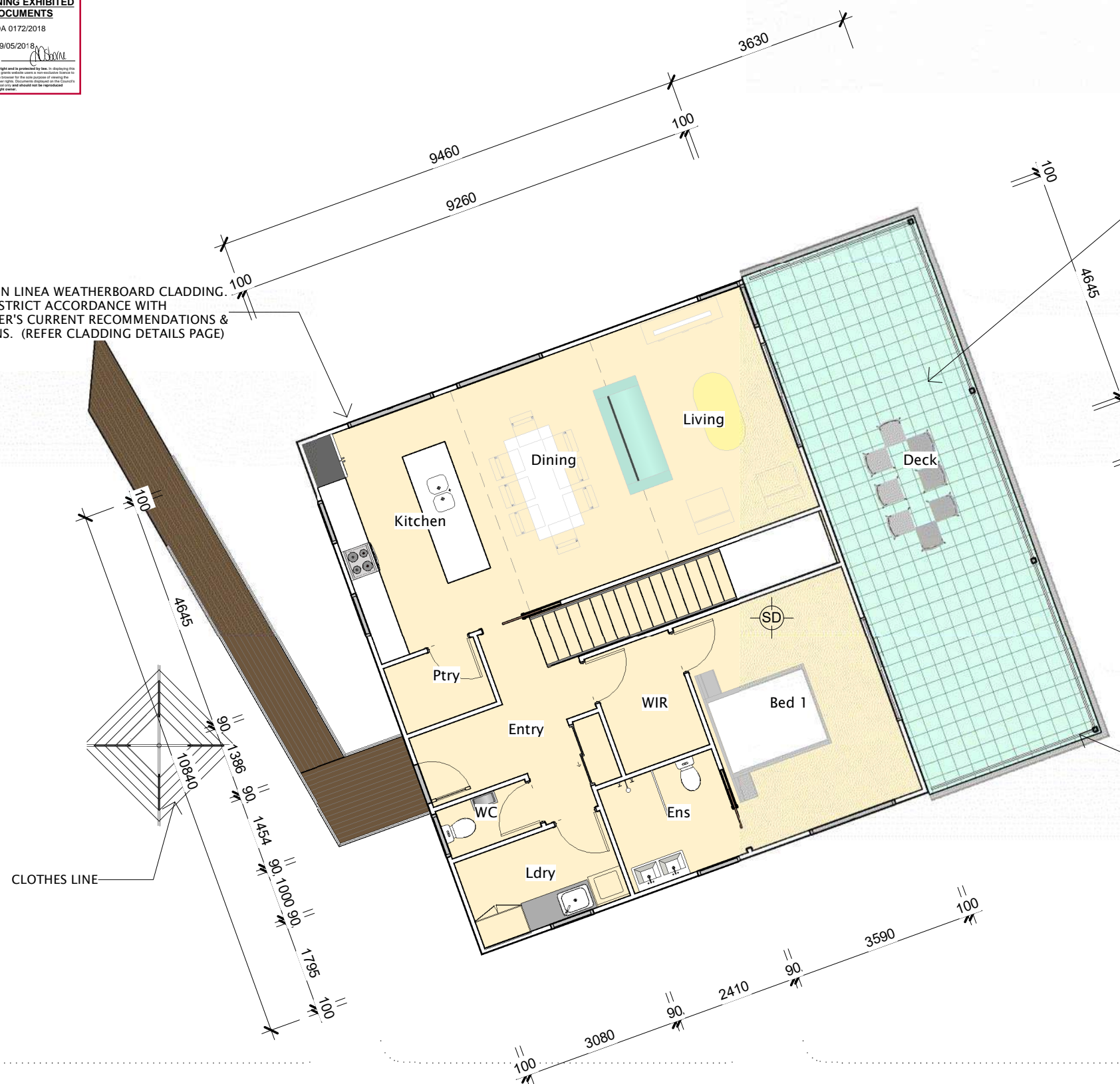


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HARDIES SCYON LINEA WEATHERBOARD CLADDING. INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S CURRENT RECOMMENDATIONS & SPECIFICATIONS. (REFER CLADDING DETAILS PAGE)

19m HARDIES SECURA WET DECK FLOORING WITH WATERPROOFING & SELECTED TILE FINISH WITH 1:100 FALLS INTO GUTTER.

STAINLESS STEEL & GLASS HANDRAIL & BALUSTRADING SYSTEM IN ACCORDANCE WITH BCA PART 3.9.3. & AS1926 PARTS 1 & 2. (NOM. 'EVERTON' FULLY FRAMELESS CHANNEL BALUSTRADE SYSTEM. 1000 HIGH MIN WITH NOT GAPS EXCEEDING 120mm)



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Client :
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Drawing Title :
 TH 1 upper floor plan

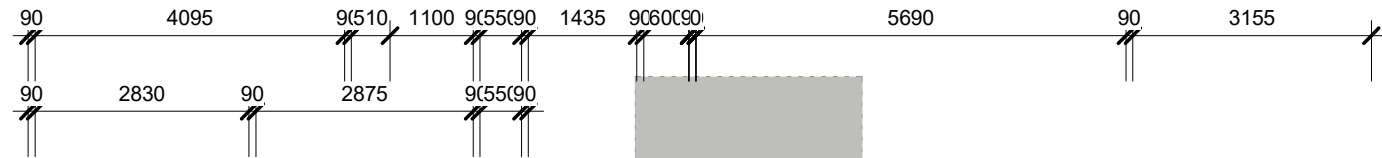
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Starting Date : 13.02.18

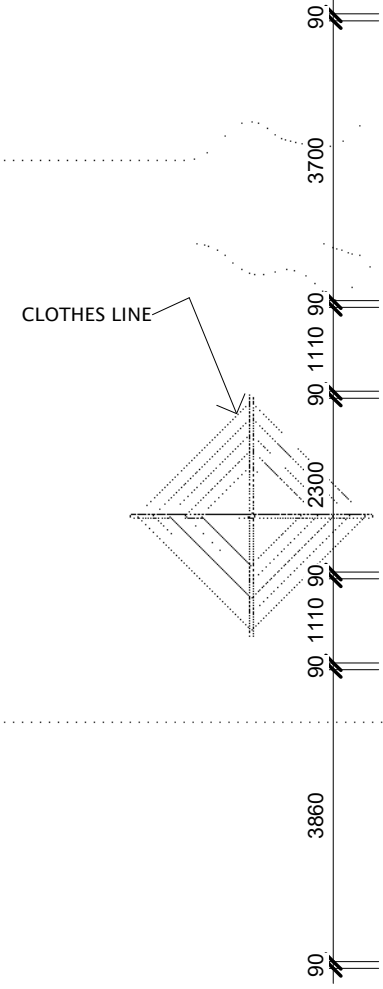
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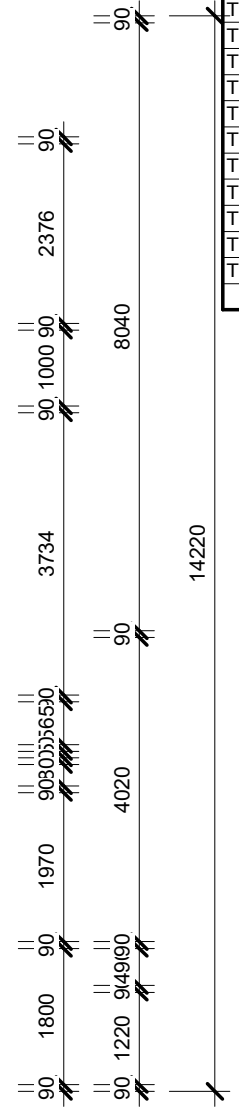
TH1 Upper F.L.
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 (SD) - HARDWIRED SMOKE DETECTORS IN ACCORDANCE WITH BCA PART 3.7.2 & AS 3786. (LINKED)



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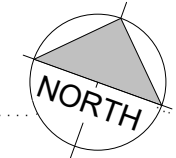
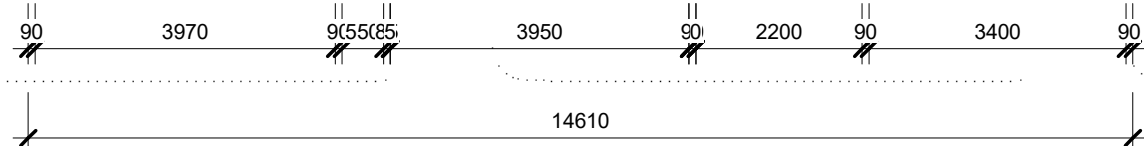


CLOTHES LINE



SD - HARDWIRED SMOKE DETECTORS IN ACCORDANCE WITH BCA PART 3.7.2 & AS 3786. (LINKED)

TH2 Upper F.L
1:100



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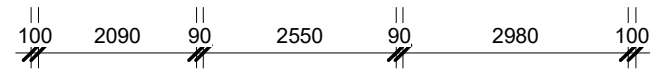
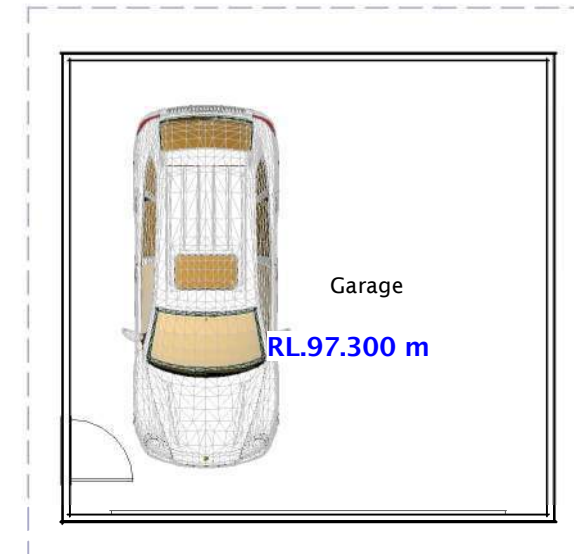
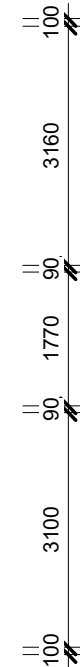
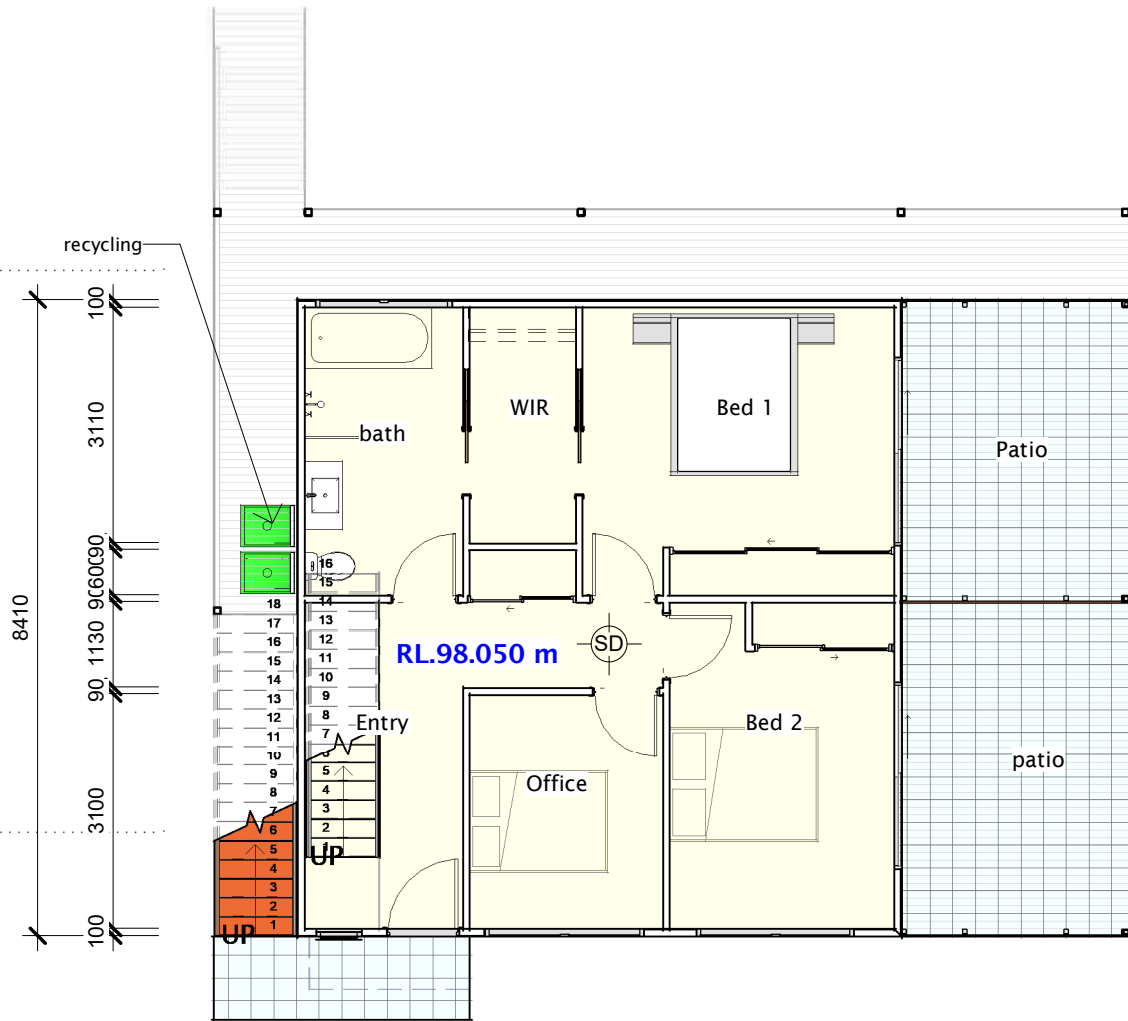
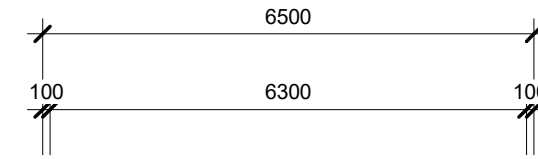
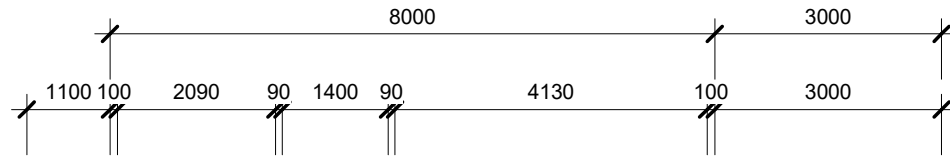
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TH 2 Upper Floor Plan
Client :
Eclipse Property Group PL

Scale : 1 : 100	PLANNING APPROVAL	
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Plot Date : 29/03/2018 1:47:09 PM	Project No. 040218	Drawing No. 8 / 22

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 Date advertised: 09/05/2018
 Planning Administration: [Signature]

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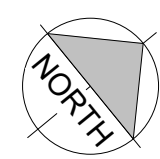
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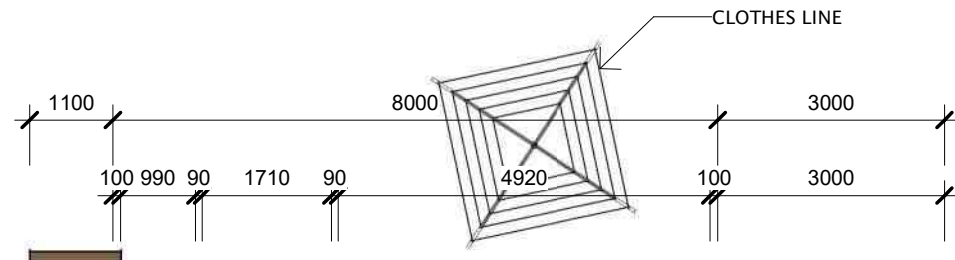
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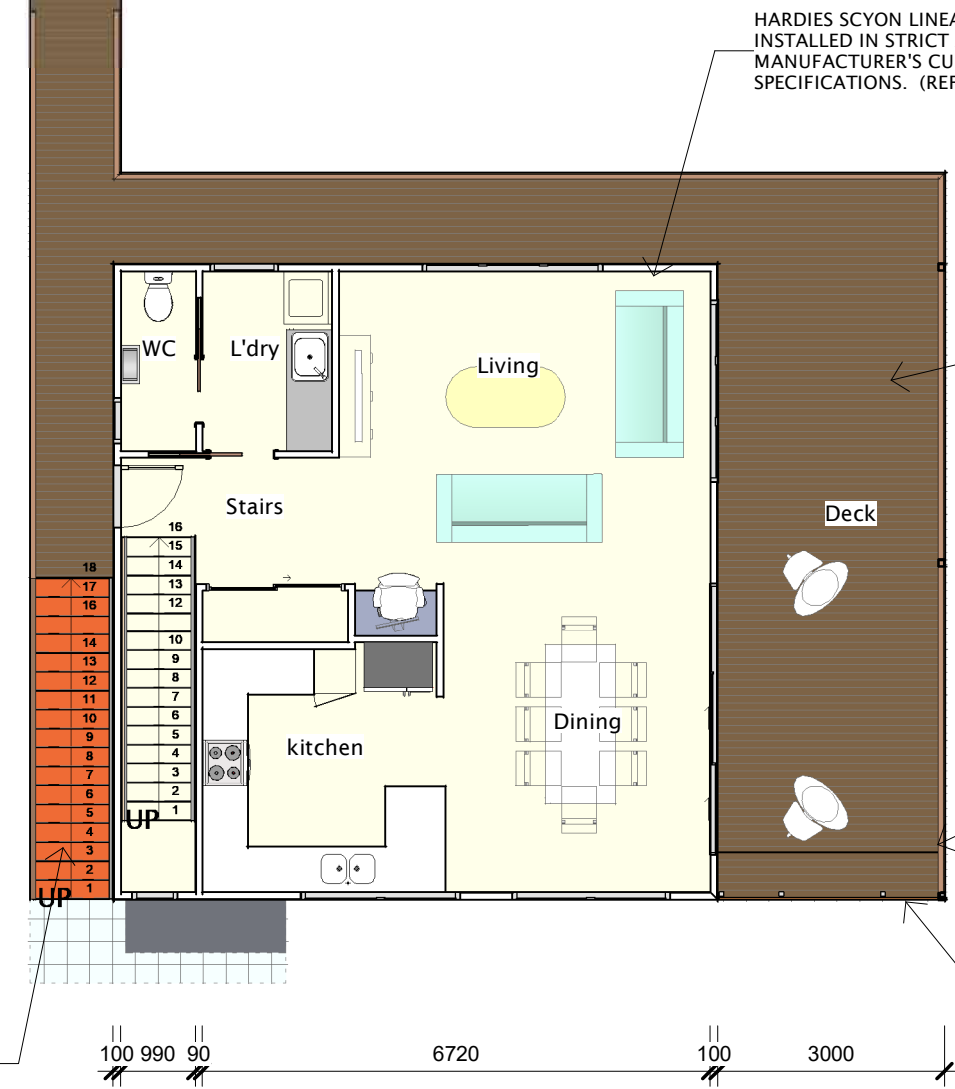
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HARDIES SCYON LINEA WEATHERBOARD CLADDING. INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S CURRENT RECOMMENDATIONS & SPECIFICATIONS. (REFER CLADDING DETAILS PAGE)

TREATED PINE FRAMED DECK WITH MERBAU DECKING. PROVIDE SELECTED CLEAR FINISH

CABLE BALUSTRADING IN STRICT ACCORDANCE WITH BCA PART 3.9.2 EXAMPLE : WIRE DIAMETER = 3.0 WIRE SPACING = 80mm, SUPPORT SPACING = 1000, ALLOWABLE TENSION = 741, ALLOWABLE DEFLECTION = 6.

HORIZONTAL TIMBER SLAT FENCE @ APPROX 1800 HIGH. NOM 70 x 20 SLATS WITH 25mm GAP.

T.P. STAIRCASE IN STRICT ACCORDANCE WITH ALL ASPECTS OF BCA PART 3.9.1 & 3.9.2. (190 MAX RISER & 240 MIN TREAD. NO SPHERE EXCEEDING 125mm DIA SHALL PASS BETWEEN TREADS) PROVIDE NON-SLIP STRIPS TO STAIR NOSINGS IN ACCORDANCE WITH BCA PART 3.9.1.3 SECTION G.

PLANNING APPROVAL **A3**

No.	Date	Description
4	29.03.18	Planning Approval
3	22.03.18	Prelim DA Site
2	18.03.18	TH3 concept 3
1	13.03.18	overall site plan

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Project :
 Proposed Townhouses
 at 58a Ernest Street,
 Kingsmeadows,
 TAS. 7250

Client :
 Eclipse Property Group PL

Drawing Title :
 TH 3 Upper Floor Plan

Scale : 1 : 100

Starting Date : 13.02.18

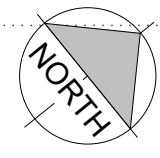
Plot Date : 29/03/2018
 1:47:10 PM

Project No. 040218 | Drawing No. 10/22

TH3 Upper F.L.

1:100

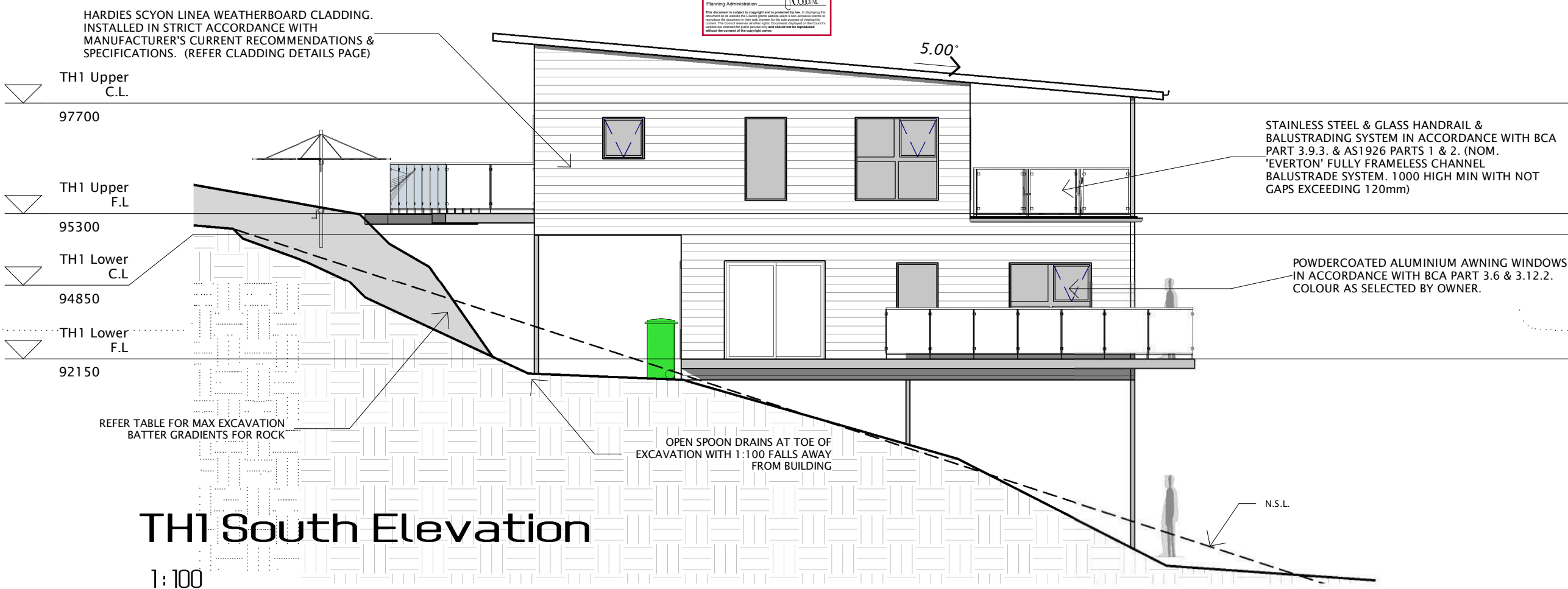
- HARDWIRED SMOKE DETECTORS IN ACCORDANCE WITH BCA PART 3.7.2 & AS 3786. (LINKED)



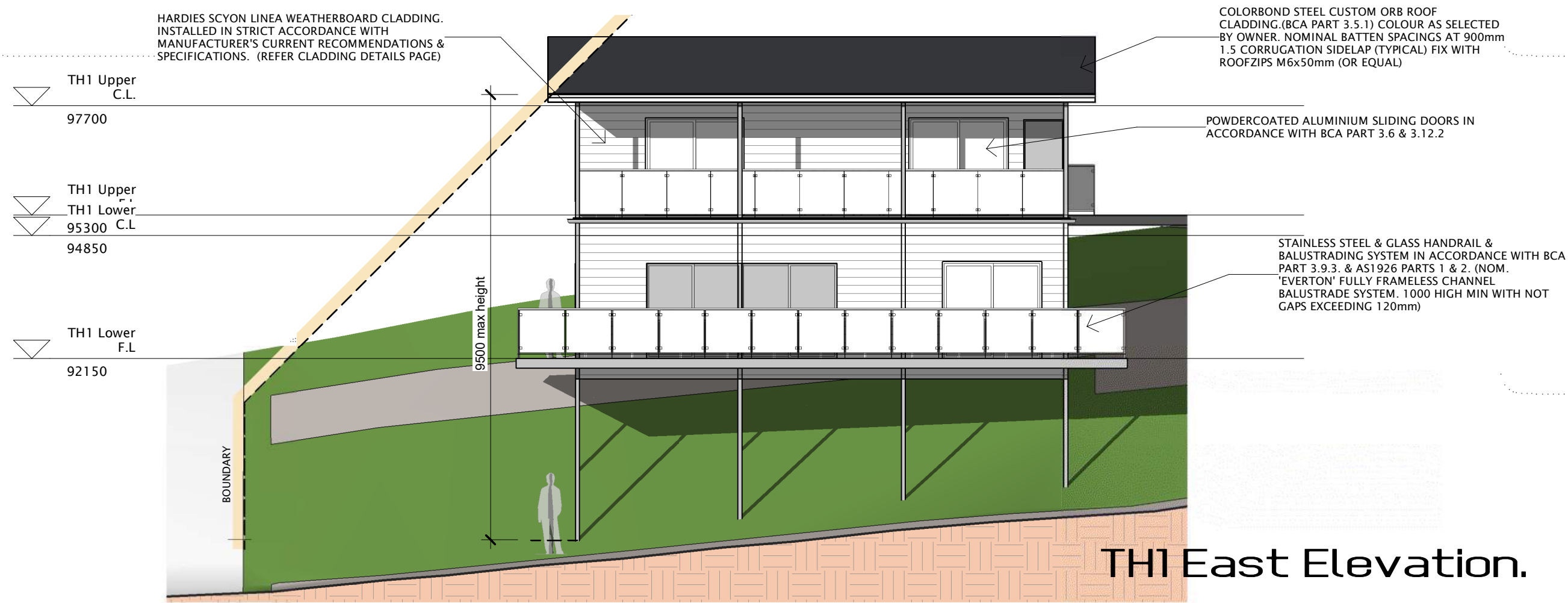
NOTES:
-REFER TO LAST PAGES IN THE ARCHITECTURAL DRAWING SET FOR GENERAL NOTES.



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www.adamsbuildingdesign.com.au
ABN 71 048 418 121
acc. # CC886J



TH1 South Elevation
1:100



TH1 East Elevation.
1:100

PLANNING APPROVAL (A3)

No.	Date	Description
4	29.03.18	Planning Approval
3	22.03.18	Prelim DA Site
2	18.03.18	TH3 concept 3
1	13.03.18	overall site plan

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Project :
Proposed Townhouses
at 58a Ernest Street,
Kingsmeadows,
TAS. 7250

Client :
Eclipse Property Group PL

Drawing Title :
TH 1 S & E Elevations

Scale : 1 : 100

Starting Date : 13.02.18

Plot Date : 29/03/2018
1:47:12 PM

Project No. 040218
Drawing No. 11/22

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PLANNING APPROVAL A3

No.	Date	Description
4	29.03.18	Planning Approval
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1	13.03.18	overall site plan

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Project :
 Proposed Townhouses
 at 58a Ernest Street,
 Kingsmeadows,
 TAS. 7250

Client :
 Eclipse Property Group PL

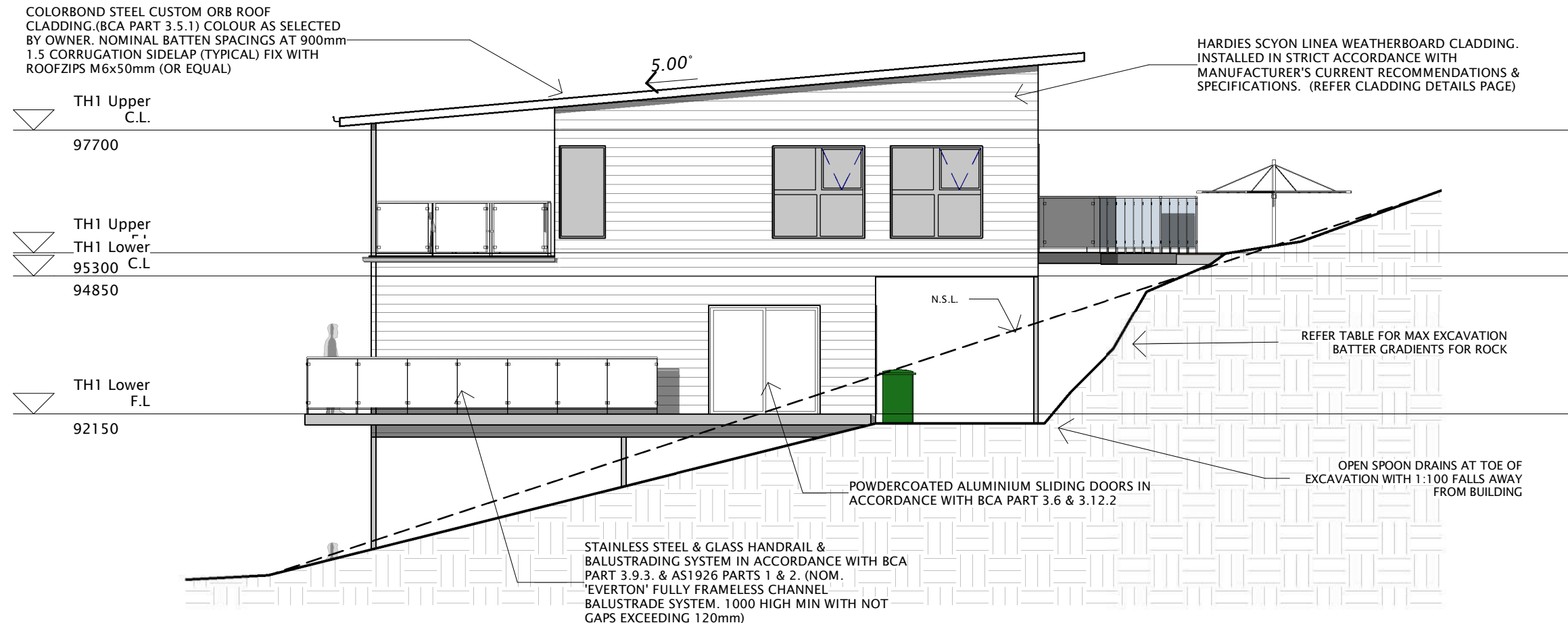
Drawing Title :
 TH 1 N & W Elevations

Scale : 1 : 100

Starting Date : 13.02.18

Plot Date : 29/03/2018
 1:47:13 PM

Project No. Drawing No.
 040218 12/22



TH1 North Elevation.

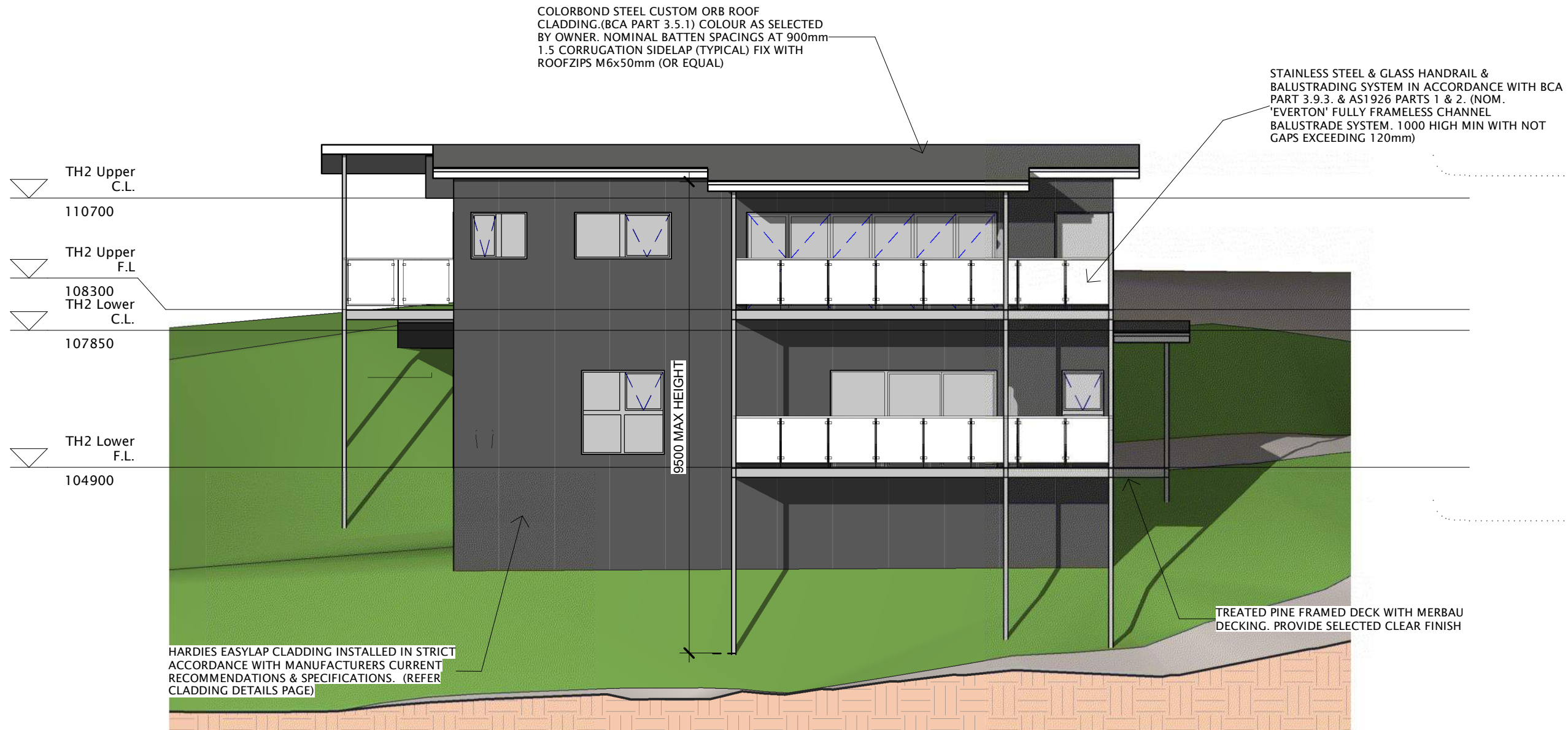
1:100



TH1 West Elevation.

1:100





TH2 East Elevation

1:100



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Rev.	Date	Description
4	29.03.18	Planning Approval
3	22.03.18	Prelim DA Site
2	18.03.18	TH3 concept 3
1	13.03.18	overall site plan

Project :
Proposed Townhouses
at 58a Ernest Street,
Kingsmeadows,
TAS. 7250

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Drawing Title :
TH 2 East Elevation

Client :
Eclipse Property Group PL

Scale : 1 : 100

Starting Date : 13.02.18

Plot Date :
29/03/2018 1:47:14 PM

PLANNING APPROVAL

Project No.
040218

Drawing No.
13/22

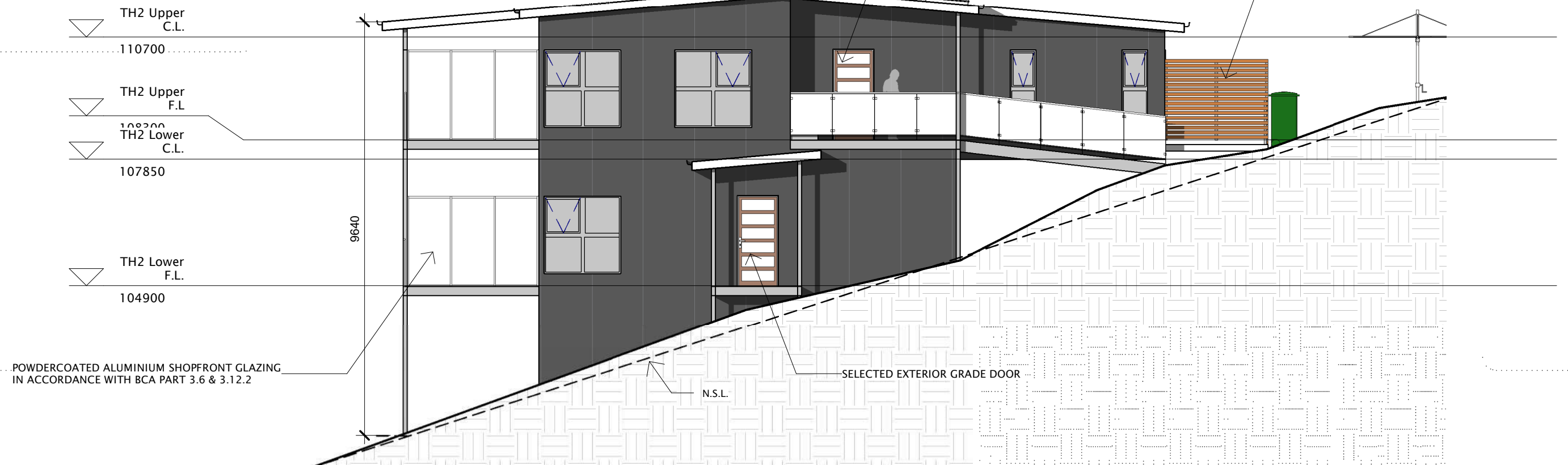


COLORBOND STEEL CUSTOM ORB ROOF CLADDING. (BCA PART 3.5.1) COLOUR AS SELECTED BY OWNER. NOMINAL BATTEN SPACINGS AT 900mm 1.5 CORRUGATION SIDELAP (TYPICAL) FIX WITH ROOFZIPS M6x50mm (OR EQUAL)

SELECTED FRONT DOOR WITH DEADLOCK

OPENABLE VELUX SKYLIGHT WITH INSULATED PLASTERBOARD LINED SHAFT. INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS & AS4285-2007

HORIZONTAL TIMBER SLAT FENCE @ APPROX 1800 HIGH. NOM 70 x 20 SLATS WITH 25mm GAP.



TH2 North Elevation

1:100



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Rev.	Date	Description
4	29.03.18	Planning Approval
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1	13.03.18	overall site plan

Project :
Proposed Townhouses
at 58a Ernest Street,
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TAS. 7250

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Drawing Title :
TH 2 North Elevation

Client :
Eclipse Property Group PL

Scale : 1 : 100

Starting Date : 13.02.18

Plot Date :
29/03/2018 1:47:15 PM

PLANNING APPROVAL

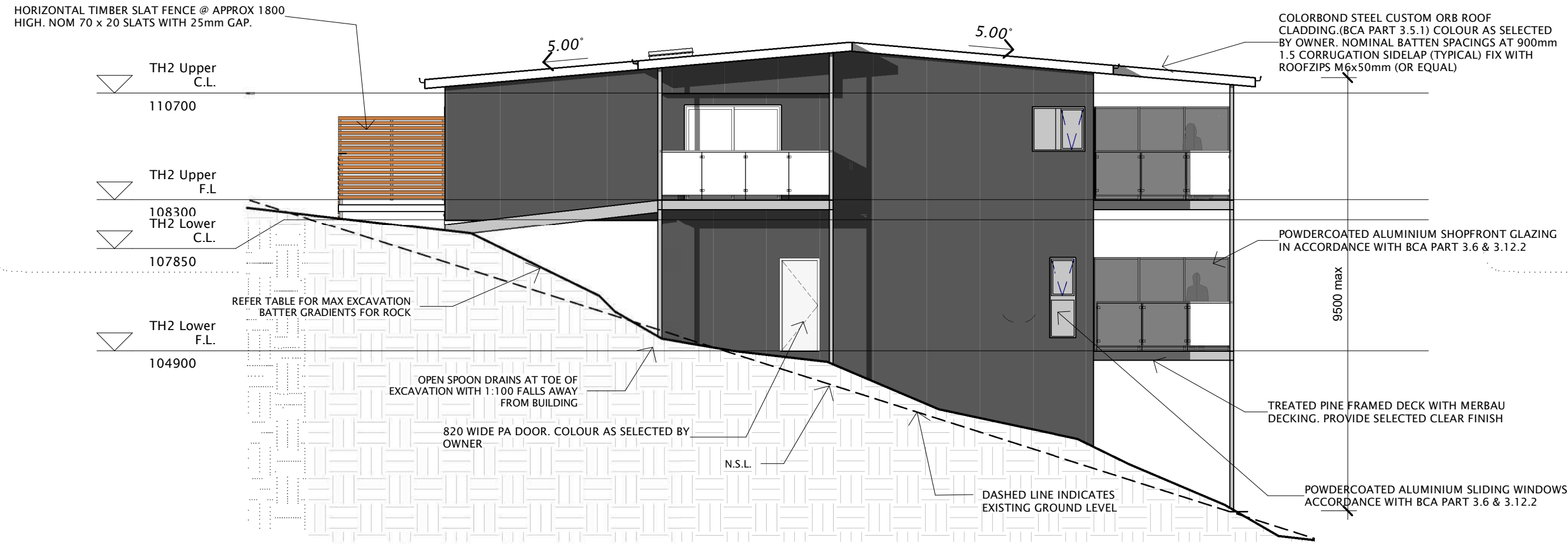
Project No.
040218

Drawing No.
14/22

NOTES:
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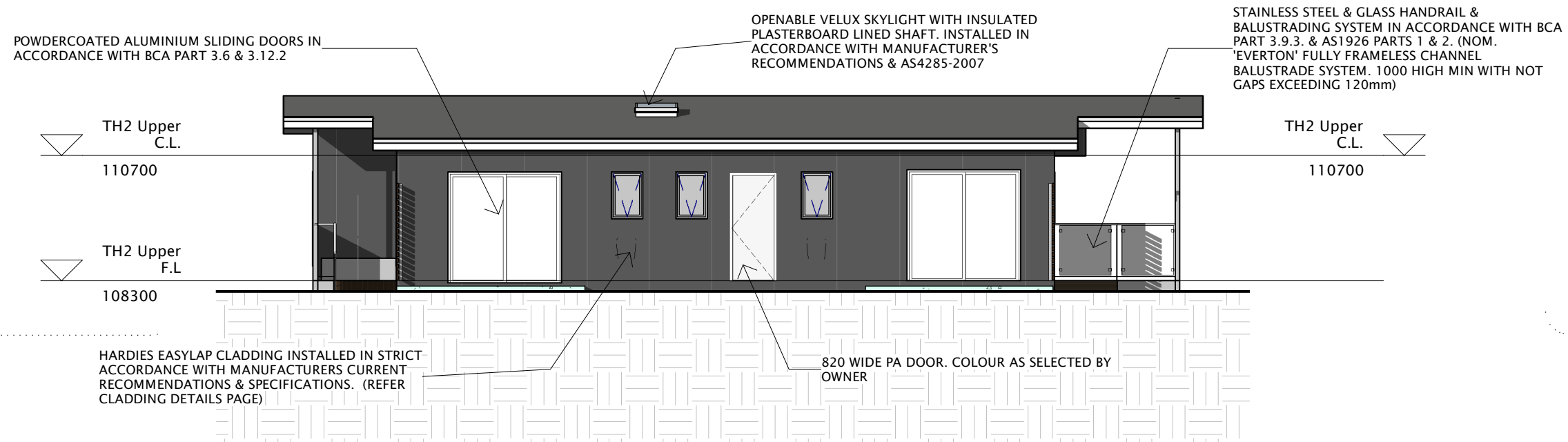


TH2 South Elevation

1:100

PLANNING APPROVAL (A3)

No.	Date	Description
4	29.03.18	Planning Approval
3	22.03.18	Prelim DA Site
2	18.03.18	TH3 concept 3
1	13.03.18	overall site plan



TH2 West Elevation

1:100

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Project :
Proposed Townhouses
at 58a Ernest Street,
Kingsmeadows,
TAS. 7250

Client :
Eclipse Property Group PL

Drawing Title :
TH 2 S & W Elevation

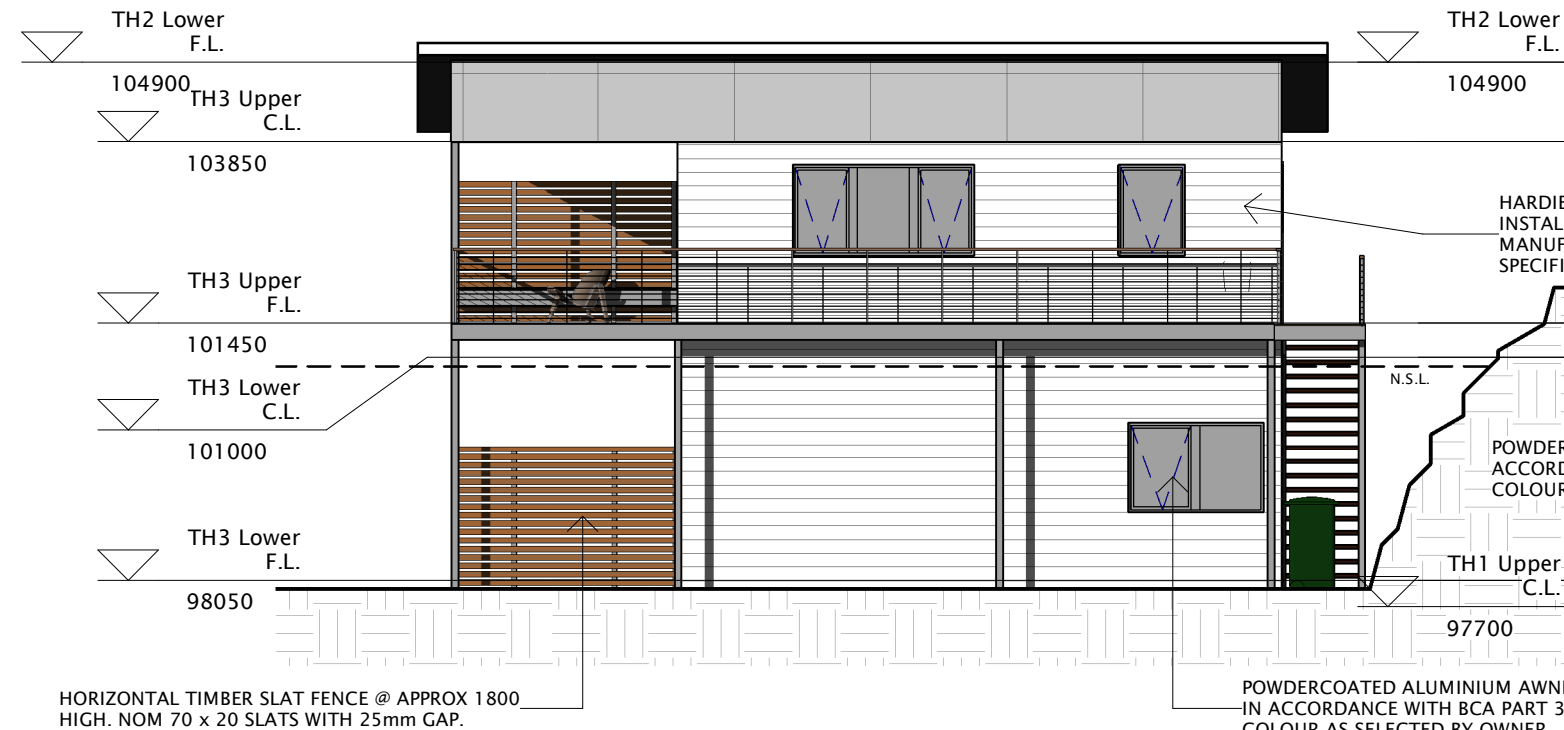
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Starting Date : 13.02.18

Plot Date : 29/03/2018
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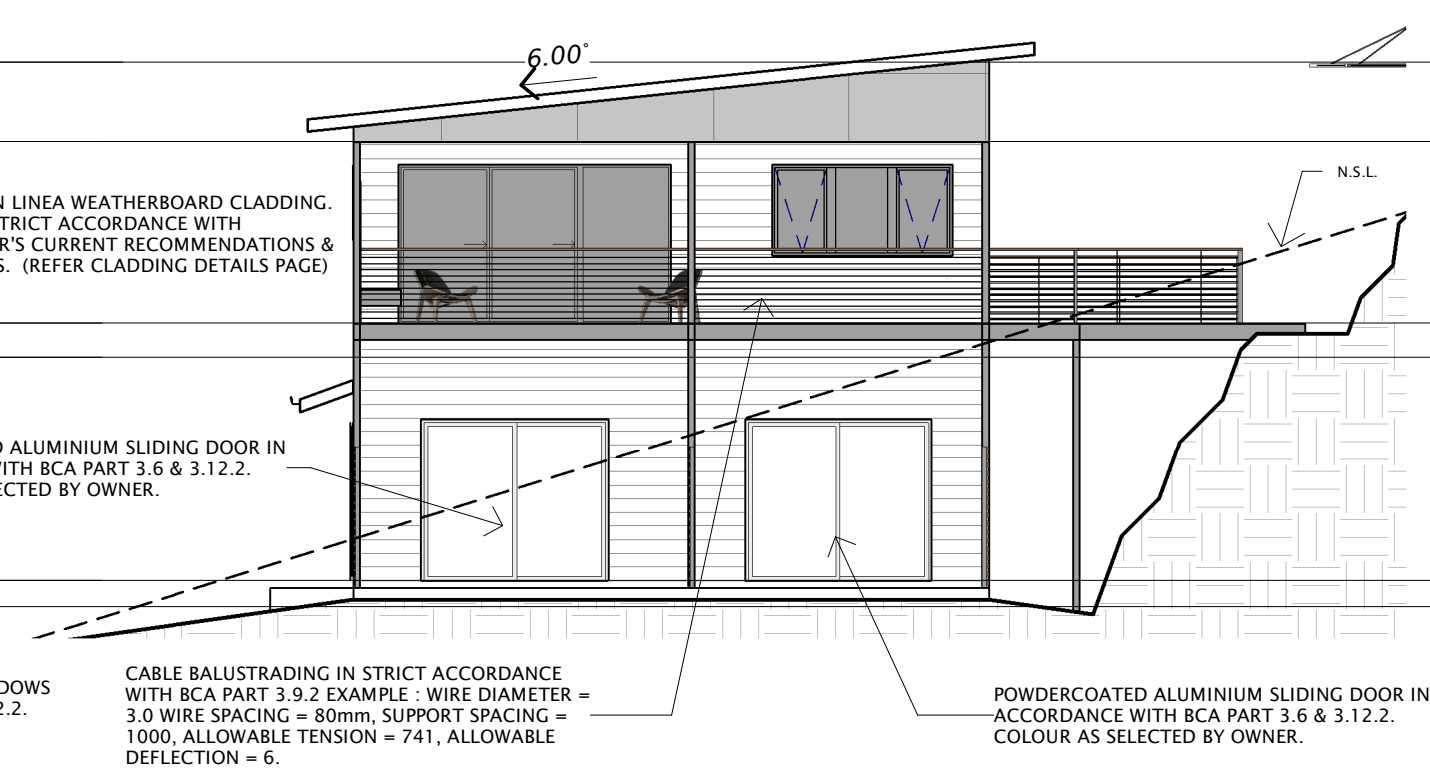
Project No. 040218	Drawing No. 15/22
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NOTES:
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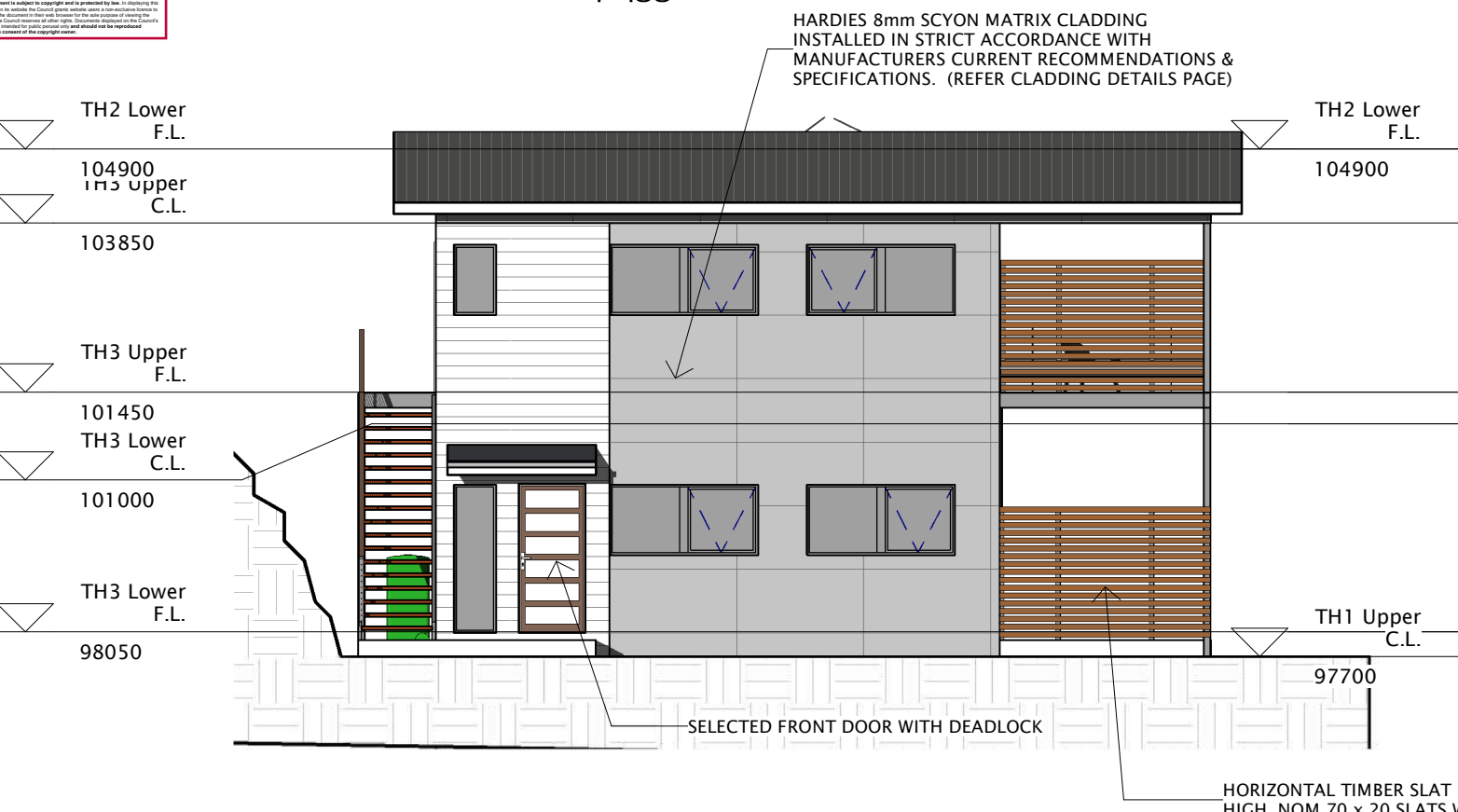
NW Elevation

1:100



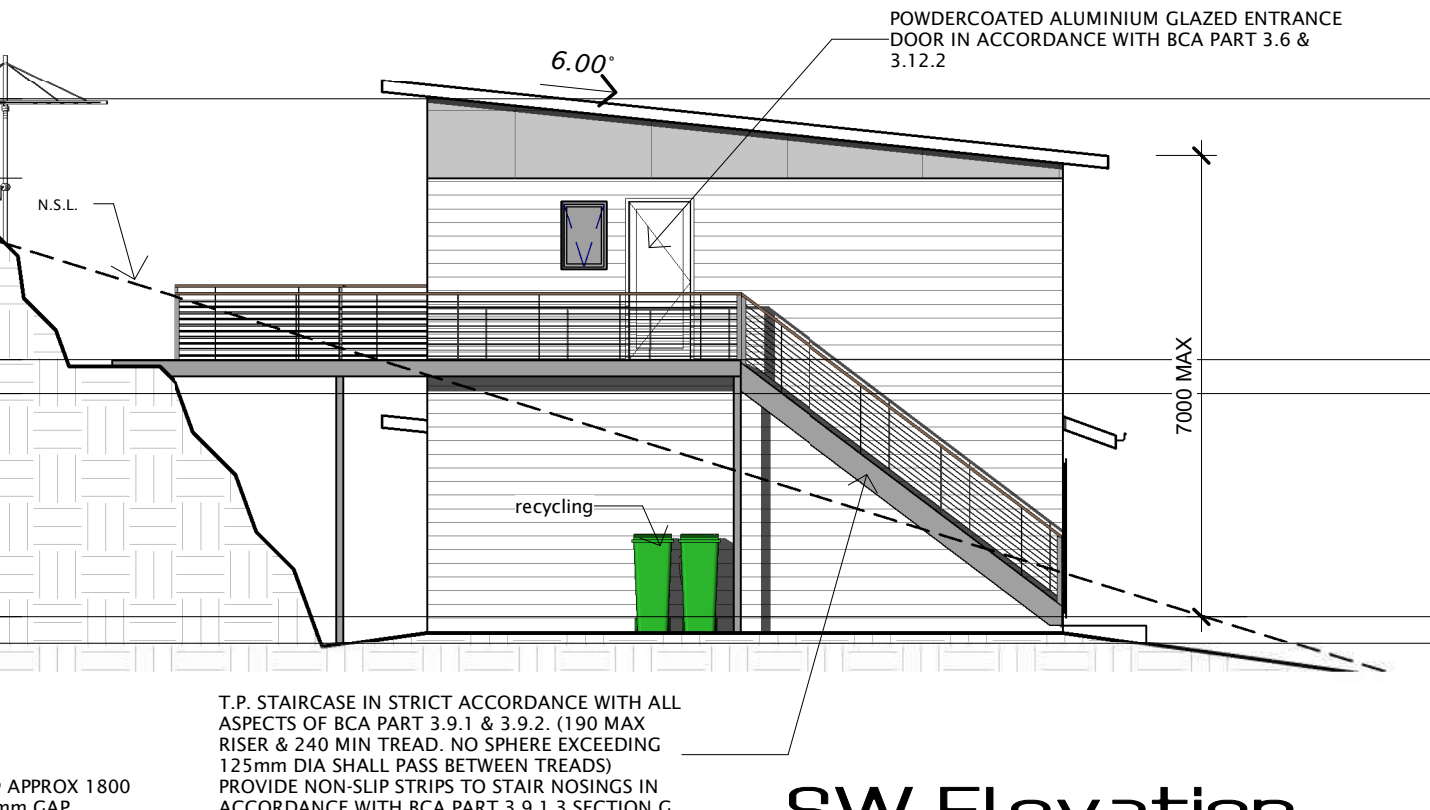
NE Elevation

1:100



SE Elevation

1:100



SW Elevation

1:100

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Project :
Proposed Townhouses
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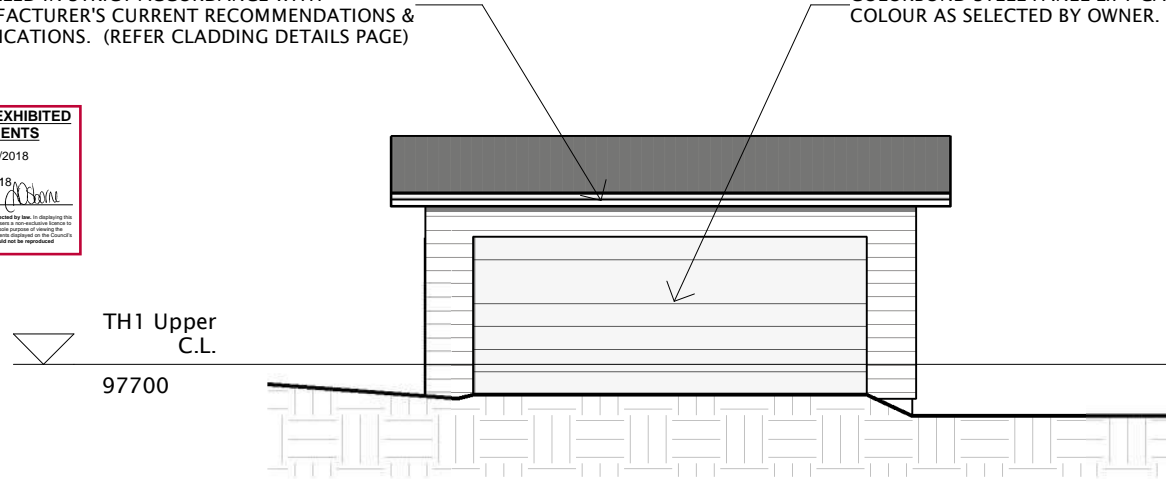
Drawing Title :
TH3 Elevations

Client :
Eclipse Property Group PL

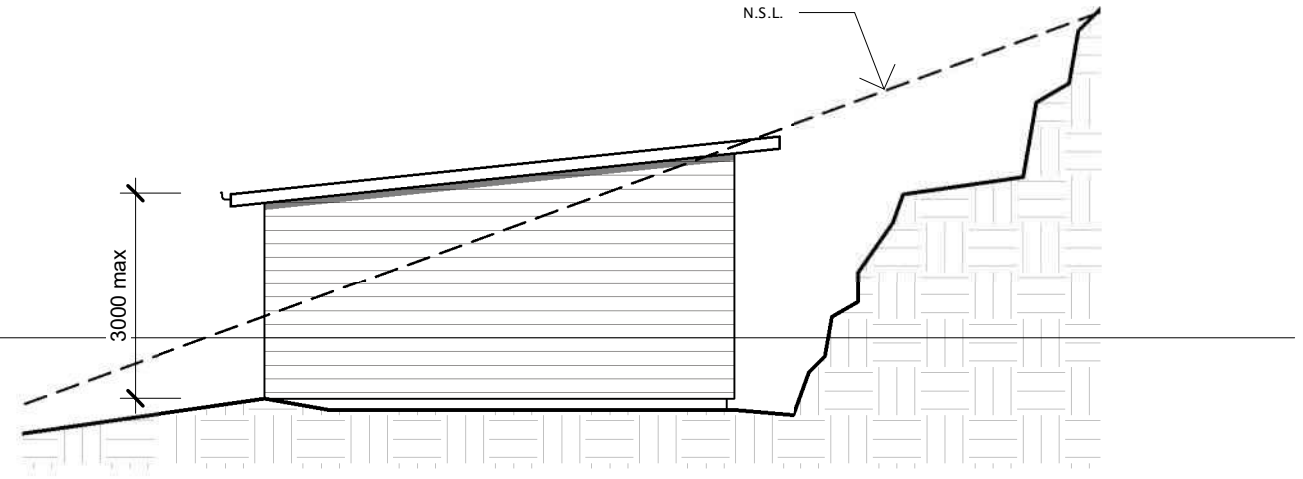
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Starting Date : 13.02.18	Project No.	Drawing No.
Plot Date : 29/03/2018 1:47:18 PM	040218	16/22

HARDIES SCYON LINEA WEATHERBOARD CLADDING. INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S CURRENT RECOMMENDATIONS & SPECIFICATIONS. (REFER CLADDING DETAILS PAGE)

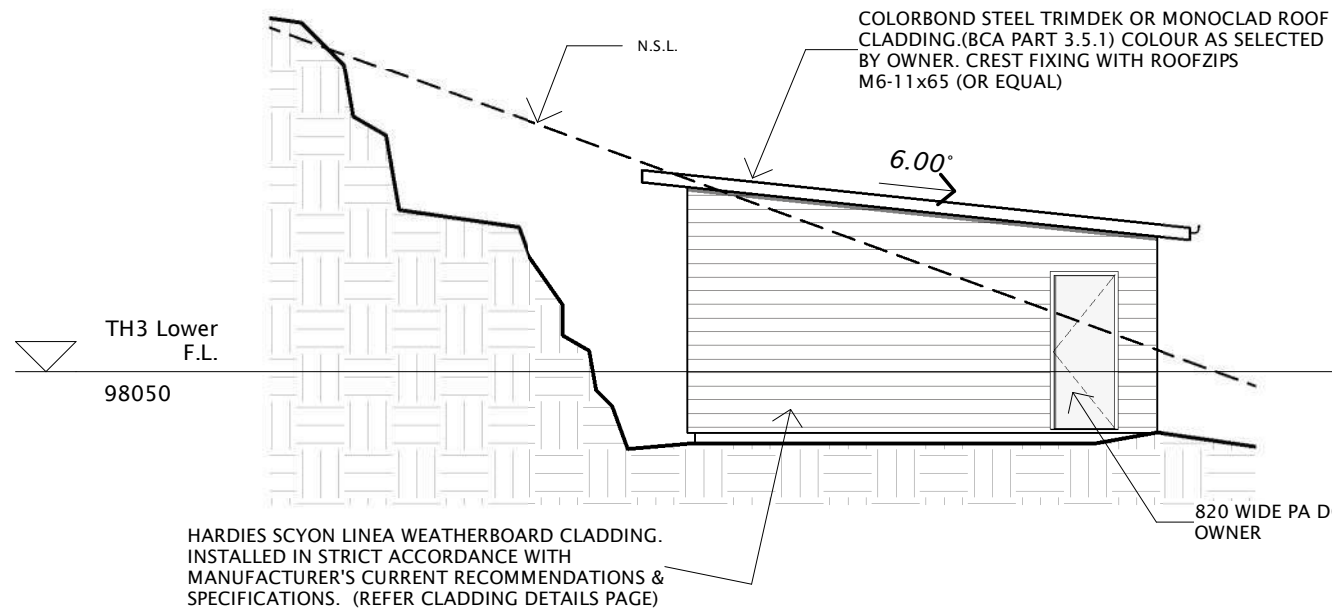
COLORBOND STEEL PANEL LIFT GARAGE DOORS. COLOUR AS SELECTED BY OWNER.



TH3 Garage East
1:100



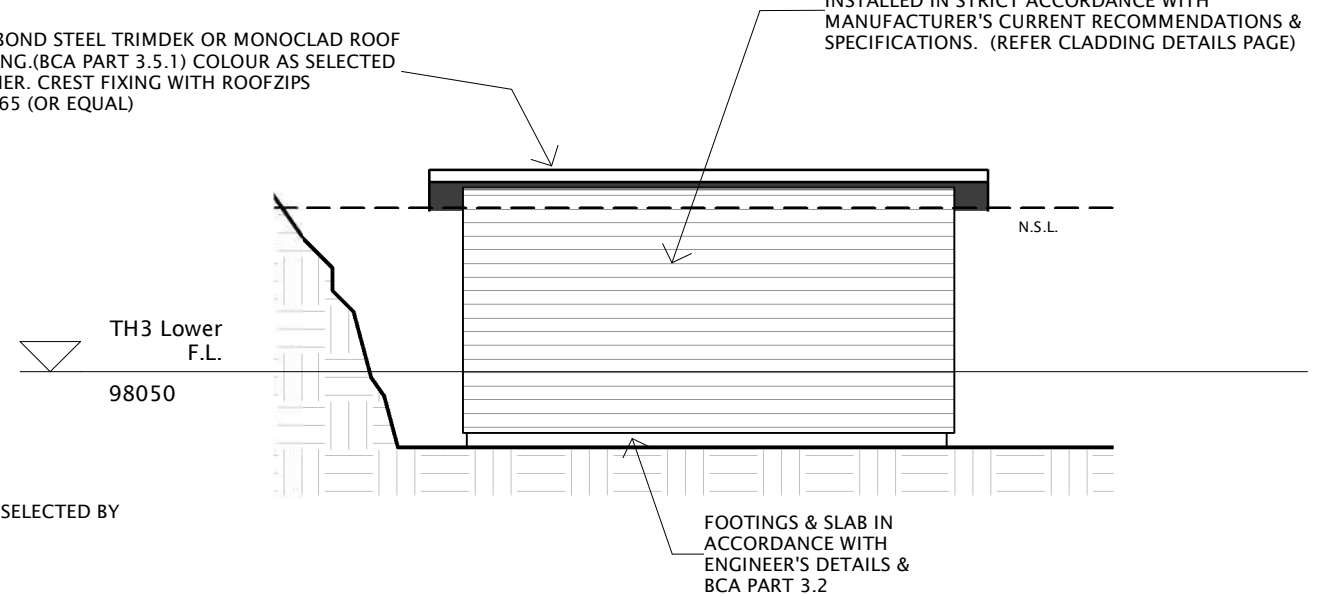
TH3 Garage North
1:100



TH3 Garage South
1:100

COLORBOND STEEL TRIMDEK OR MONOCLAD ROOF CLADDING.(BCA PART 3.5.1) COLOUR AS SELECTED BY OWNER. CREST FIXING WITH ROOFZIPS M6-11x65 (OR EQUAL)

HARDIES SCYON LINEA WEATHERBOARD CLADDING. INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S CURRENT RECOMMENDATIONS & SPECIFICATIONS. (REFER CLADDING DETAILS PAGE)



TH3 Garage West
1:100



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4	29.03.18	Planning Approval
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1	13.03.18	overall site plan

Project :
Proposed Townhouses
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Drawing Title :
TH3 Garage Elevations

Client :
Eclipse Property Group PL

Scale : 1:100

Starting Date : 13.02.18

Plot Date :
29/03/2018 1:47:19 PM

PLANNING APPROVAL

Project No.
040218

Drawing No.
17/22